

105.0

0004

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,435,700 / 1,435,700  
USE VALUE: 1,435,700 / 1,435,700  
ASSESSED: 1,435,700 / 1,435,700
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		OLD MIDDLESEX PATH, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KOPACZ JEFFREY L/TRUSTEE	
Owner 2: MURPHY STEPHANIE J/TRUSTEE	
Owner 3:	

Street 1: 38 OLD MIDDLESEX PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: KOPACZ JEFFREY L &amp; -

Owner 2: MURPHY STEPHANIE J -

Street 1: 38 OLD MIDDLESEX PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Vinyl Exterior and 4695 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10382		Sq. Ft.	Site		0	70.	0.70	4									512,025						512,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10382.000	923,700		512,000	1,435,700		67616
							GIS Ref
							GIS Ref
							Insp Date
							03/09/17

**USER DEFINED**

Prior Id # 1:	67616
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:09:36
LAST REV	
Date	Time
08/31/21	14:43:36
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PRINT**

Date Time

12/30/21 07:09:36

**PAT ACCT.**

8339

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOPACZ JEFFREY	1522-66		2/1/2018	Convenience		1	No	No	ALSO, BK 70585 PG 39.
MURRAY ROBERT W	1486-139		3/17/2016		1,225,000	No	No		Filed both ways also 66945:440
HAYDEN ROBERT B	1449-111		3/4/2014	Estate/Div	500,000	No	No		Filed both ways bk:63333 pg:463
HAYDEN BARBARA	11034-345		11/12/2002	Family	12,166	No	No		Robert Hayden dod 11/18/2013

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/30/2020	1668	Redo Bas							3/9/2017	Measured	DGM	D Mann
4/4/2016	368	Add Bath	32,000					add bath 3rd fl	3/9/2017	Permit Visit	DGM	D Mann
6/23/2015	779	Heat App	5,000	6/23/2015				Install 2 hot air	3/7/2017	SQ Returned	MM	Mary M
1/9/2015	18	New Buil	391,560	1/9/2015				Construct new sing	10/21/2015	Meas/Inspect	PT	Paul T
8/14/2014	983	Demoliti	10,000	8/14/2014				Demo of existing h	5/19/2015	Permit Insp	PC	PHIL C
11/4/2002	945	New Wind	10,000	C					8/14/2014	Info Fm Prmt	PC	PHIL C
									4/9/2009	Meas/Inspect	372	PATRIOT
									5/3/2000	Inspected	276	PATRIOT
									11/10/1999	Mailer Sent		
									Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/Ha: 0.23834

Total SF/SM: 10382

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 512,025

Spl Credit

Total: 512,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 2	Rating: Very Good														
Sty Ht: 2T - 2 & 3/4 Sty				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:														
Sec Wall: %				OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: GRAY				A Kits: 1	Rating:														
View / Desir:				Frpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: B - Good				CONDOS INFORMATION															
Year Blt: 2015	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G18	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.4 %														
Prim Int Wal 2 - Plaster				Functional:		%													
Sec Int Wall: %				Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors: %				Total:	0.4 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 130.00															
Bsmnt Gar:				Size Adj.: 0.90823901															
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 118.059															
Int vs Ext: S				Other Features: 135645															
Heat Fuel: 1 - Oil				Grade Factor: 1.33															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 927454															
% Com Wal	% Sprinkled			Depreciation: 3710															
				Depreciated Total: 923745															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 105.0-0004-0008.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							